

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

85a David Avenue, Keilor East Vic 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$800,000 & \$880,000

Median sale price

Median price \$810,000 Property Type Unit Suburb Keilor East

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	20a Wingara Av KEILOR EAST 3033	\$865,000	28/02/2026
2	85 David Av KEILOR EAST 3033	\$900,000	05/12/2025
3	2/10 Tuppal PI KEILOR EAST 3033	\$885,000	15/11/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

15/05/2026 10:11



3 2 1

Property Type: House (Res)

Land Size: 186 sqm approx

Agent Comments

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

March quarter 2026: \$810,000

Comparable Properties



20a Wingara Av KEILOR EAST 3033 (REI)

3 1 1

Price: \$865,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Townhouse (Res)

Land Size: 153 sqm approx

Agent Comments

Same suburb, similar accommodation, more modern and bigger living area



85 David Av KEILOR EAST 3033 (REI/VG)

3 1 1

Price: \$900,000

Method: Sold Before Auction

Date: 05/12/2025

Property Type: Townhouse (Res)

Land Size: 199 sqm approx

Agent Comments

Sold in a superior market, same complex, one less bathroom but bigger



2/10 Tuppal PI KEILOR EAST 3033 (REI/VG)

3 2 2

Price: \$885,000

Method: Sold Before Auction

Date: 15/11/2025

Property Type: Townhouse (Res)

Agent Comments

Same suburb, same accommodation, bigger property internally and has a second living